



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

September 10, 2015

NOTICE IS HEREBY GIVEN that the County of San Diego, Planning & Development Services, as the Lead Agency under the California Environmental Quality Act, has prepared an Initial Study - Environmental Checklist Form and proposes to adopt a Mitigated Negative Declaration in accordance with Act for the following project. The Department is seeking public and agency input on the content of the environmental information and proposed mitigation. The Initial Study and Mitigated Negative Declaration, including the technical studies completed in support of the Initial Study can be viewed at: http://www.sdcounty.ca.gov/pds/ceqa_public_review.html; the Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123; and the public library listed below. Comments on the Initial Study document must be sent to the PDS address listed above and should reference the project number and name.

SWEETWATER PLACE; PDS2014-GPA-14-003, PDS2014-REZ-14-003, PDS2014-TM-5588, PDS2014-STP-14-015; Environmental Log No.: PDS2015-ER-14-19-005. The project site is located at the northwestern corner of Sweetwater Springs Boulevard and Jamacha Boulevard, in the community of Spring Valley within the unincorporated area of southwestern San Diego County.

The application consists of four discretionary actions: a General Plan Amendment to change the existing Land Use Designation from RL-80 to VR-7.3 with no change in regional category; a Rezone to reclassify the existing use regulation from S90 (Holding Zone) to RV (Variable Family Residential); a Tentative Map and Site Plan to subdivide the site into 2 lots with 122 residential condominium units and a 2.08 acre public park. The proposed Project includes 122-unit residential condominiums on a 20 acre project area. Each residential condominium unit includes an attached two-car garage, and an exclusive fenced backyard with 350 square feet of private usable open space. The project also includes group-usable open space in the form of a 2.08-acre public park located on the west end of the site. Main access to the site will occur from Jamacha Boulevard at the intersection of Folex Way. An eight-foot-wide public trail is proposed along the north side of Jamacha Boulevard. A series of pedestrian pathways are proposed within the project boundaries to enhance connectivity and circulation throughout the site and provide linkage to the public park.

A meeting to discuss the environmental analysis will be held on October 13, 2015 from 6 p.m. to 7:00 p.m. at the San Miguel Fire District Headquarters, 2850 Via Orange Way, Spring Valley, CA 91978.

Comments on the proposed Mitigated Negative Declaration must be received no later than **October 26, 2015 at 4:00 p.m.** (a 45 day public review period). The Mitigated negative Declaration and Initial Study can also be reviewed at the Spring Valley Branch Library, located at 836 Kempton St. Spring Valley, CA 91977. For additional information, please contact David Sibbet at (858) 694-3091 or by e-mail at David.Sibbet@sdcounty.ca.gov